

026.0

0006

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
953,900 / 953,900  
953,900 / 953,900  
953,900 / 953,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-40		WALDO RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FERRANTE JOHN A & LINDA A	
Owner 2:	
Owner 3:	
Street 1: 38 WALDO RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000							456,000

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
104	5000.000	497,900		456,000	953,900										
Total Card	0.115	497,900		456,000	953,900					Entered Lot Size					
Total Parcel	0.115	497,900		456,000	953,900					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	370.59	/Parcel: 370.59					Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:				
2022	104	FV	497,900	0	5,000.	456,000	953,900		Year end	12/23/2021	17911				
2021	104	FV	475,300	0	5,000.	456,000	931,300		Year End Roll	12/10/2020					
2020	104	FV	475,400	0	5,000.	456,000	931,400	931,400	Year End Roll	12/18/2019					
2019	104	FV	370,000	0	5,000.	484,500	854,500	854,500	Year End Roll	1/3/2019					
2018	104	FV	370,000	0	5,000.	353,400	723,400	723,400	Year End Roll	12/20/2017					
2017	104	FV	347,100	0	5,000.	307,800	654,900	654,900	Year End Roll	1/3/2017					
2016	104	FV	347,100	0	5,000.	262,200	609,300	609,300	Year End	1/4/2016					
2015	104	FV	309,400	0	5,000.	256,500	565,900	565,900	Year End Roll	12/11/2014					

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
	13876-228		1/1/1980		63,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
7/21/2017		MEAS&NOTICE									HS	Hanne S												
4/30/2009		Measured									163	PATRIOT												
10/1/1999		Mailer Sent																						
10/1/1999		Measured									263	PATRIOT												
11/1/1981											CM													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:																																																															
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																																																															
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																																																																	
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>			Kits: 2	Rating: Good																																																															
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:																																																														
Color: GRAY																																																																				
View / Desir:																																																																				
<b>GENERAL INFORMATION</b>								<b>CONDOS INFORMATION</b>																																																												
Grade: C - Average				Location:																																																																
Year Blt: 1923	Eff Yr Blt:				Total Units:																																																															
Alt LUC:	Alt %:				Floor:																																																															
Jurisdct:	Fact: .				% Own:																																																															
Const Mod:				Name:																																																																
Lump Sum Adj:				<b>REMODELING</b>								<b>RES BREAKDOWN</b>																																																								
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Prim Int Wal 2 - Plaster																																																																				
Sec Int Wall:																																																																				
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Prim Floors: 3 - Hardwood																																																																				
Sec Floors: 4 - Carpet	25 %																																																																			
Bsmnt Flr: 12 - Concrete																																																																				
Subfloor:																																																																				
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Electric: 3 - Typical																																																																				
Insulation: 2 - Typical																																																																				
Int vs Ext: S																																																																				
Heat Fuel: 1 - Oil																																																																				
Heat Type: 5 - Steam																																																																				
# Heat Sys: 2																																																																				
% Heated: 100	% AC:																																																																			
Solar HW: NO	Central Vac: NO																																																																			
% Com Wal	% Sprinkled																																																																			
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